

EXHIBIT NO. 1

16
9-14-02

Docket Item #13-B
CDD CONCEPT PLAN #2002-0002
1700 DUKE ST – MIXED USE DEVELOPMENT

Planning Commission Meeting
September 3, 2002

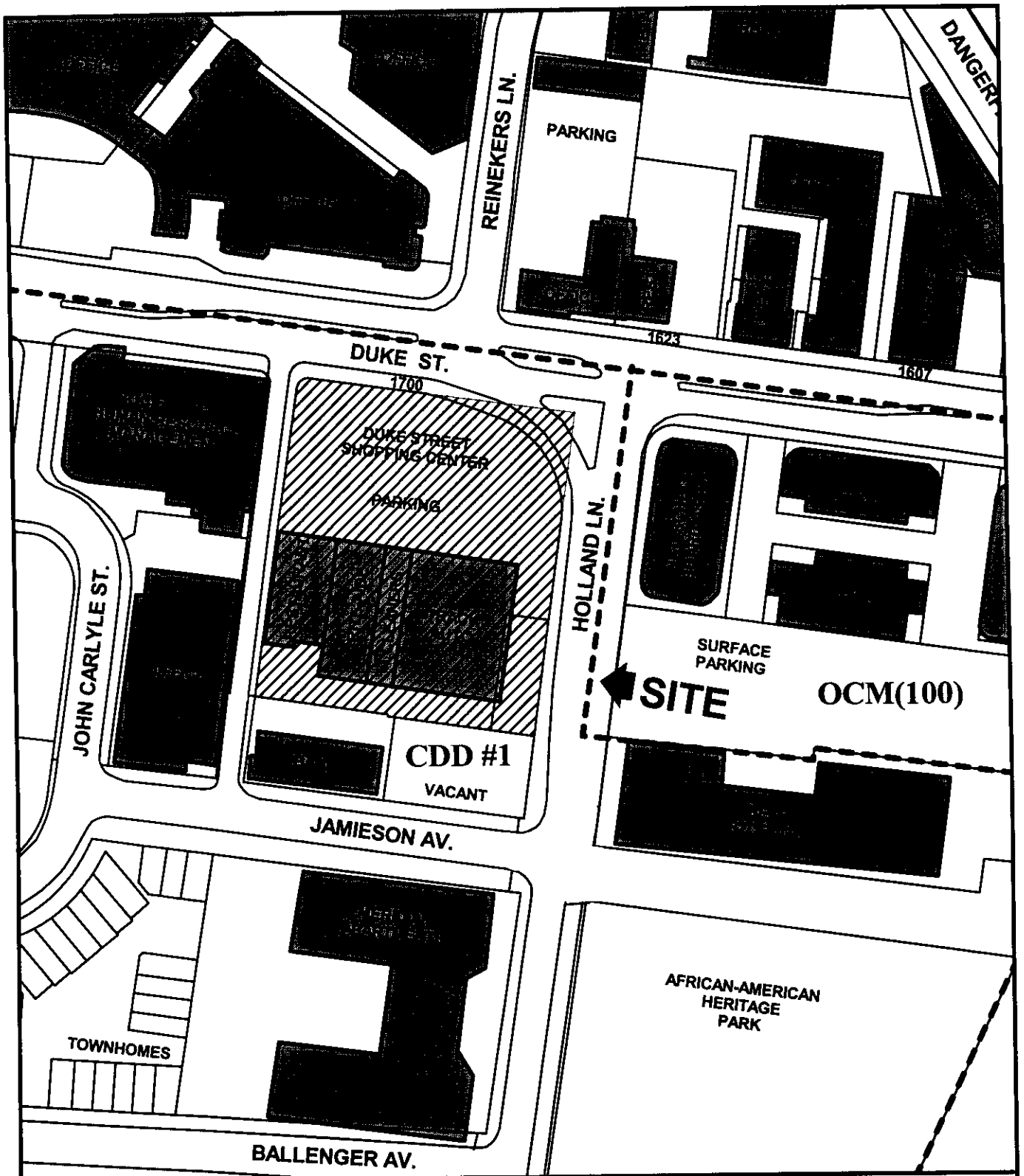
ISSUE: Consideration of a request for approval of a Coordinated Development District (CDD) Concept Plan.

APPLICANT: JBG Rosenfeld Duke Street, LLC
by Harry P. Hart, attorney

LOCATION: 1700 Duke Street

ZONE: CDD-1/Coordinated Development District, Duke Street

PLANNING COMMISSION ACTION, SEPTEMBER 3, 2002: On a motion by Ms. Fossum, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the proposed coordinated development district application, subject to compliance with all applicable codes, ordinances and all staff recommendations as submitted. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.



CDD #2002-0002

09/03/02



CDD CONCEPT PLAN #2002-0002
1700 Duke St – Mixed Use Development

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed CDD Concept Plan contingent upon the following:

1. The CDD approval shall be limited to the proposed site plan that proposes a 43,342 sq.ft. grocery store and 114 condominiums. (P&Z)
2. The CDD approval shall expire upon the expiration of the proposed site plan. (P&Z)
3. The proposed development shall comply with the Carlyle Design guidelines, streetscape guidelines and the building shall be reviewed and approved by the Carlyle Design Review Board (CDRB) (P&Z)

CDD CONCEPT PLAN #2002-0002
1700 Duke St – Mixed Use Development

DISCUSSION

The applicant, JBG Companies LLC., is requesting this coordinated development district concept plan approval along with preliminary development plan approval (DSUP #2002-0009) in order to construct a mixed-use development at the intersection of Duke Street and Holland Lane. The proposed development will consist of a 43,342 sq.ft. grocery store and 114 condominium units.

Typically, an applicant for CDD approval must submit a concept plan showing the overall development concept for the entire CDD, to evaluate its compliance with the Small Area Plan, CDD guidelines and the consistency of each proposed phase with the overall concept for development in the CDD. In this case, the entire parcel is occupied by the proposed building and the development will not be constructed in phases. The zoning for the Carlyle development and the subject property are both CDD-1, clearly the intent is that the development standards for both developments would be compatible, including the requirements and design guidelines. Staffs recommendation for a concept plan for the 1700 Duke Street site is simply to ensure consistency with the Carlyle plan. Such consistency is, in fact, a CDD requirement. The CDD guidelines specifically state that “any properties not included in the Carr/Norfolk Southern(Carlyle) project be developed in a manner consistent and compatible with the urban design guidelines for the CNS site.” In this case, staff has recommended that the project adhere to the urban design guidelines for Carlyle, as well as the streetscape and sign guidelines. In addition, staff is recommending that the building be reviewed by the Carlyle Design Review Board (CDRB). Staff believes these measures will make the proposed building consistent with the adopted concept for Carlyle and the Small Area Plan. Staff recommends approval.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Jeffrey Farner, Urban Planner.

APPLICATION for CDD DEVELOPMENT CONCEPT PLAN

CDD # 2002-0002

PROPERTY LOCATION: 1700 Duke Street

TAX MAP REFERENCE: 73.02-09-02 and 73.02-09-03 ZONE: CDD-1

APPLICANT Name: JBG Rosenfeld Duke Street L.L.C.

Address: 5301 Wisconsin Ave., N. W., Suite 300, Washington, DC 20015

PROPERTY OWNER Name: Duke Street Associates, c/o Greenhoot Cohen

Address: 5101 Wisconsin Ave., N.W., Suite 200, Washington, DC 20016-4120

REQUEST: Request for a CDD Concept Plan/Special Use Permit for a Mixed-Use Development including retail and residential uses.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Harry P. Hart

Print Name of Applicant or Agent

Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.

Mailing Address

(703) 836-5757

Telephone Number

307 N. Washington St., Alex. VA 22314

Mailing Address

March 26, 2002

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Fee Paid & Date: \$ _____

Legal Advertisement: _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

1700 DUKE ST

APPLICATION for CDD DEVELOPMENT CONCEPT PLAN

CDD # 2002-0002

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TAX MAP REFERENCE: 73.02-09-02 and 73.02-09-03 ZONE: CDD-1

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ACTION - PLANNING COMMISSION: 9/3/02 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 9/14/02PH--SEE ATTACHED

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

16. CDD CONCEPT PLAN #2002-0002

1700 DUKE ST

Public Hearing and Consideration of a request for approval of a Coordinated Development District (CDD) Concept Plan; zoned CDD-1/Coordinated Development District, Duke Street. Applicant: JBG Rosenfeld Duke Street, LLC, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation, and amended condition #3 to read: **"3. The proposed development shall comply with the Carlyle Design guidelines, streetscape guidelines and the building shall be reviewed and approved by the Carlyle Design Review Board and such approval process shall be completed by October 4, if not completed by then, it shall be done to the satisfaction of the Director of Planning and Zoning."**

Council Action: _____

17. DEVELOPMENT SPECIAL USE PERMIT #2002-0009

1700 DUKE ST

Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of a mixed use retail and residential development project; zoned CDD-1/Coordinated Development District, Duke Street. Applicant: JBG Rosenfeld Duke Street, LLC, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation with the modification to condition #2 as reflected in the previous motion which shall read: **"2. The proposed development shall comply with the Carlyle Design guidelines, streetscape guidelines and the building shall be reviewed and approved by the Carlyle Design Review Board and such approval process shall be completed by October 4, if not completed by then, it shall be done to the satisfaction of the Director of Planning and Zoning.";** and incorporated the rest of the amendments that are in the letter dated September 13, 2002, from Harry P. Hart, Attorney, and amended condition #84, to read as follows: **"84. Controlled access shall be provided to the underground parking. All ceilings and walls in the garages are to be painted white or to the satisfaction of the Police Chief."**

Council Action: _____

18. SPECIAL USE PERMIT #2002-0047

1700 DUKE ST

Public Hearing and Consideration of a request for a special use permit for a transportation management plan (TMP) for a proposed mixed use development; zoned CDD-1/Coordinated Development District, Duke Street. Applicant: JBG Rosenfeld Duke Street, LLC, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation.

Council Action: _____